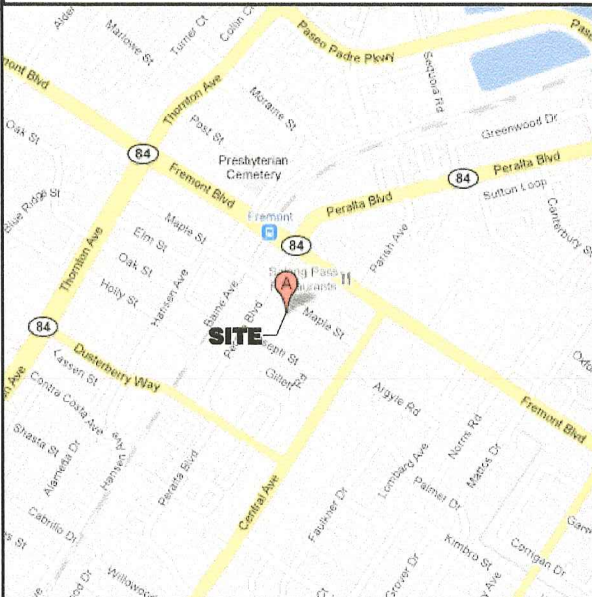


EXHIBIT "A"

USE PERMIT PLAN
4100 PERALTA BLVD (DIAMOND PALACE)
APN: 501-0536-002-06



VICINITY MAP
SCALE 1" = 600'

GENERAL NOTES

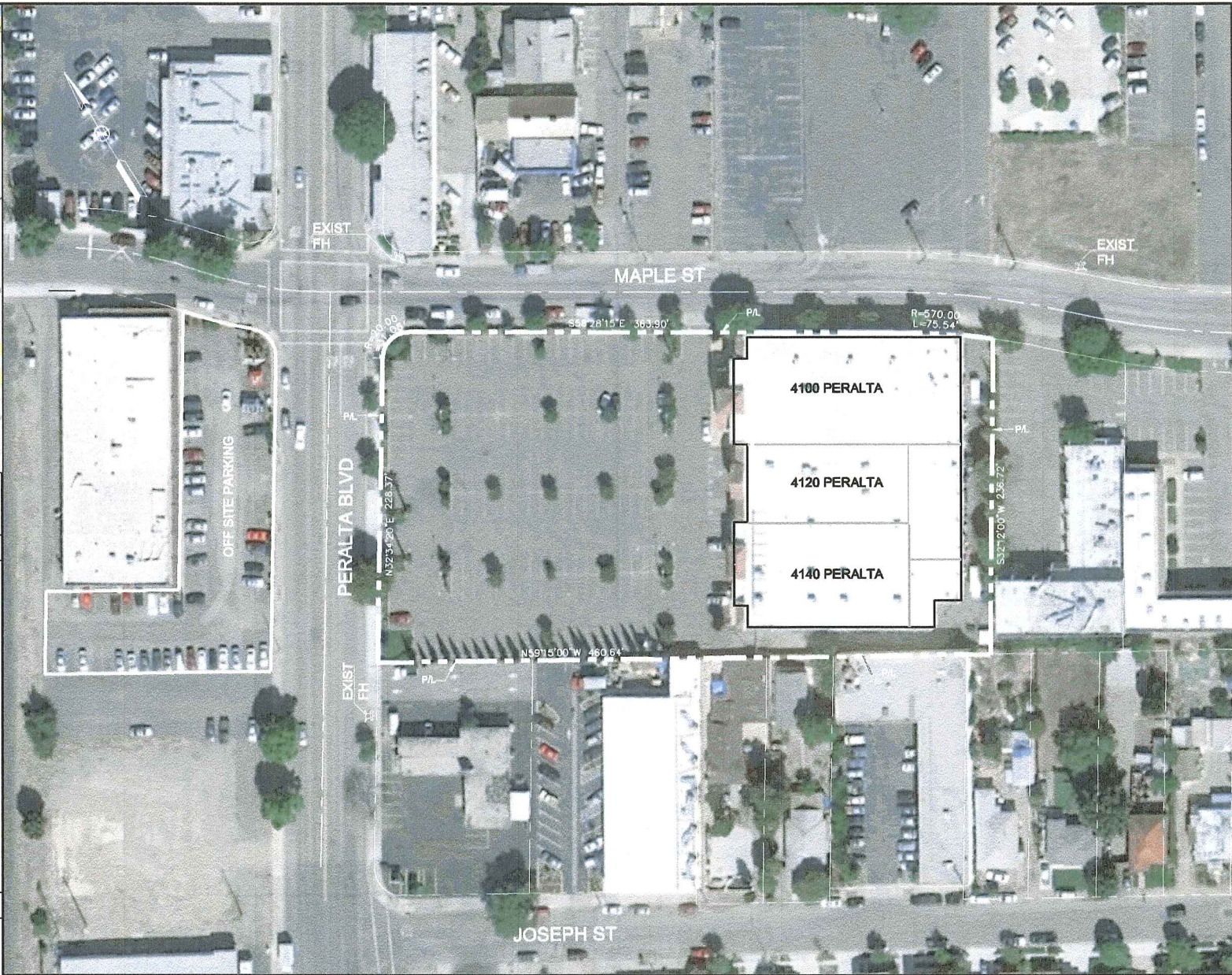
1. THE BOUNDARY FOR THE SUBJECT PROPERTY IS BASED ON RECORD INFORMATION, AS DESCRIBED AS FOLLOWS:
A) PORTION OF THE PARCEL OF LAND DESCRIBED AS PARCEL 1 IN THE DECREE OF DISTRIBUTION RENDERED SEPTEMBER 24, 1958, IN SUPERIOR COURT, COUNTY OF ALAMEDA, IN THE MATTER OF THE ESTATE OF ANTONIA LUCIO, DECEASED, CASE NO 1339980, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 24, 1958, SERIES NO AP/97650, BOOK 8793, OR, PAGE 329, ALAMEDA COUNTY RECORDS.
2. THE INFORMATION CONTAINED HEREIN IS BASED UPON THE RECORD OCCUPANCY LOAD REVISION PERMIT NO. 97-259 PLAN SHEETS T-1, AND A SITE INSPECTION OF 4100 PERALTA ON 07/14/2010.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FREMONT CODES.
4. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO STARTING WORK.
5. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PREPARED BY, JET ENGINEERING.
6. ANY AND ALL CONSTRUCTION STAGING, PARKING, STORAGE OF MATERIALS, EQUIPMENT, ETC SHALL OCCUR ON SITE.
7. IF A CONFLICT OCCURS DURING CONSTRUCTION THAT REQUIRES A CHANGE IN DESIGN, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SOLUTION PRIOR TO PROCEEDING.
8. THE ENGINEER SHALL NOT BE RESPONSIBLE NOR LIABLE FOR ANY UNAUTHORIZED CHANGES TO THESE PLANS. ALL PROPOSED CHANGES TO PLANS SHALL BE IN WRITING AND MUST BE APPROVED BY ENGINEER PRIOR TO PROCEEDING.

LEGEND

- SEPARATION WALL
⌋ (E) 3' EXIT DOOR
⌋⌋ (E) 6' EXIT DOOR
⌋⌋ (E) FIRE HYDRANT

ABBREVIATIONS

- (E) EXIT
FH FIRE HYDRANT
KIT KITCHEN
M MEN
P/L PROPERTY LINE
ST STORAGE
W WOMEN



SITE PLAN
SCALE 1" = 50'

PROPERTY INFORMATION

ASSESSORS PARCEL NUMBER (APN) 501-0536-002-06
SITE AREA: 2.72± ACRES

GENERAL BUILDING INFORMATION

CONSTRUCTION TYPE: TYPE 3, 1-HR
TOTAL BUILDING FLOOR AREA: 36,290 SF±
FAR: 0.296

SPRINKLER SYSTEM

AUTOMATIC SPRINKLER SYSTEM

PARKING - ON SITE

195 STANDARD PARKING SPACES
6 HANDICAP PARKING SPACES

TOTAL ON-SITE PARKING: 201 PARKING SPACES

PARKING - OFF SITE

52 OFF-SITE PARKING SPACES PER PARKING AGREEMENT

4100 PERALTA (DIAMOND PALACE)

GROSS AREA: 13,200 ±SF
USE: BANQUET HALL/ RESTAURANT/ DINNER THEATER
OCCUPANCY CLASSIFICATION: ASSEMBLY A-2
OCCUPANCY LOAD:
CONCENTRATED (CHAIRS ONLY - NOT FIXED) 7 NET CBC TBL 1004.1
NET AREA: 7,500 ±SF
MAX OCCUPANCY LOAD: 1071
MAX SEATING CAPACITY: 902 (SEE SHT C2.0)
WHEELCHAIR SEATING SPACES: 11

MINIMUM EGRESS WIDTH (W/SPRINKLER SYSTEM)
MINIMUM WIDTH: 160.5 IN (13.4 FT)
EXISTING EGRESS WIDTH: 15 FT

REQUIRED PARKING: 226 REQUIRED PARKING SPACES
1 PARKING SPACE/4 SEATS.

4120 PERALTA (DIAMOND PALACE)

GROSS AREA: 10,400 ±SF
USE: BANQUET HALL/ RESTAURANT/ DINNER THEATER

4120 PERALTA (TREE OF LIFE LORDS HARVEST CHRISTIAN CHURCH)

GROSS AREA: 11,450 ±SF
USE: CHURCH/ STORAGE

ZONING REQUIREMENTS -CC DISTRICT

- (A) MAXIMUM BUILDING HEIGHT: FORTY FEET.
(B) MAXIMUM COVERAGE OF SITE BY BUILDINGS: NONE
(C) MINIMUM LOT AREA: NONE.
(D) MINIMUM LOT WIDTH: NONE
(E) MINIMUM YARD WIDTH ADJACENT TO STREETS: NONE FOR BUILDING;
SIX FEET FOR PARKING.
(F) MINIMUM INTERIOR SIDE YARD WIDTH: NONE,
(G) MINIMUM REAR YARD DEPTH: NONE

SURROUNDING LAND USES: AUTO REPAIR, RETAIL, RESIDENTIAL



JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

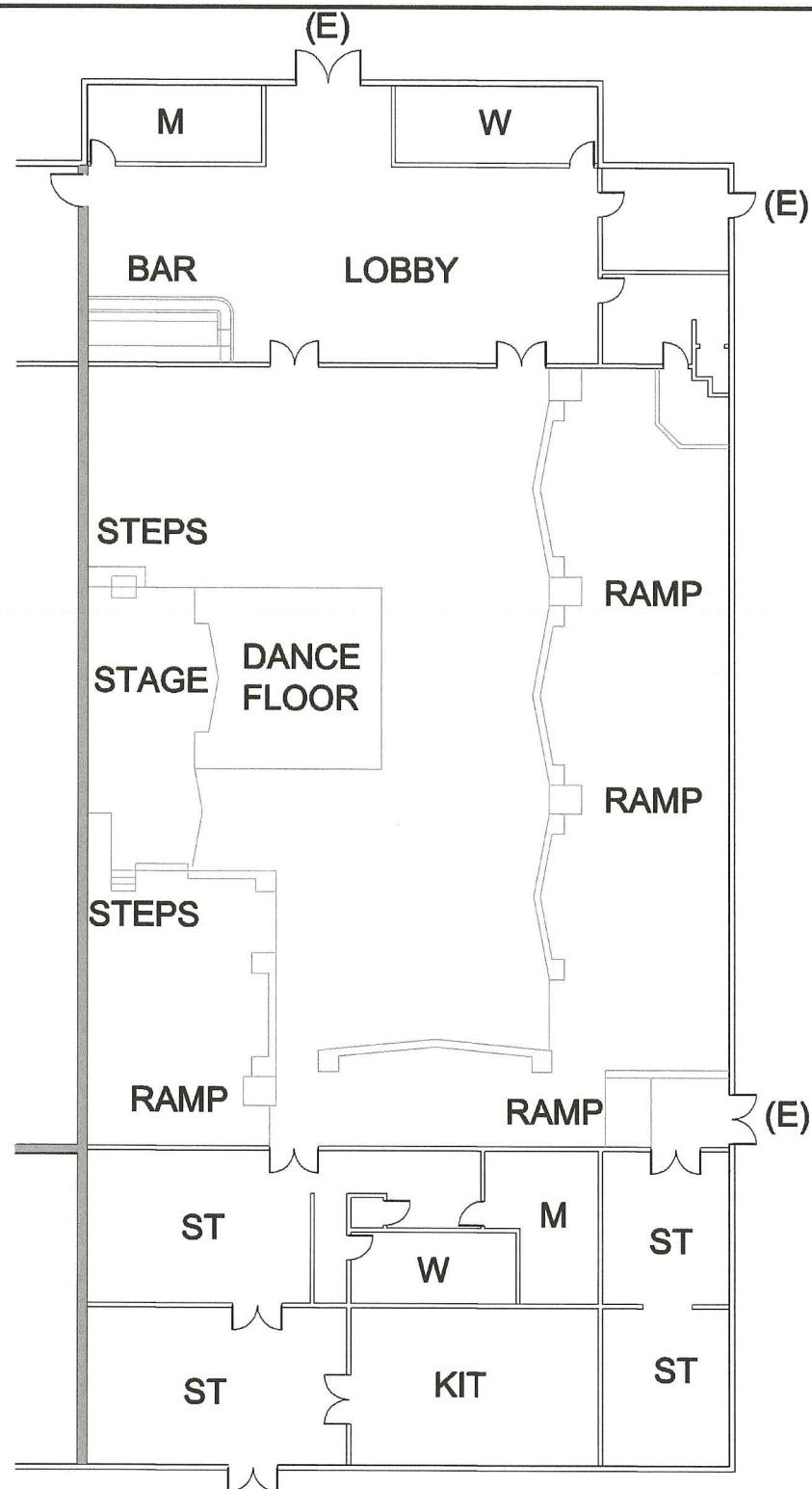
ROGER SHANKS
CONSULTING

DIAMOND PALACE
4100 PERALTA BLVD
FREMONT, CALIFORNIA, 94536

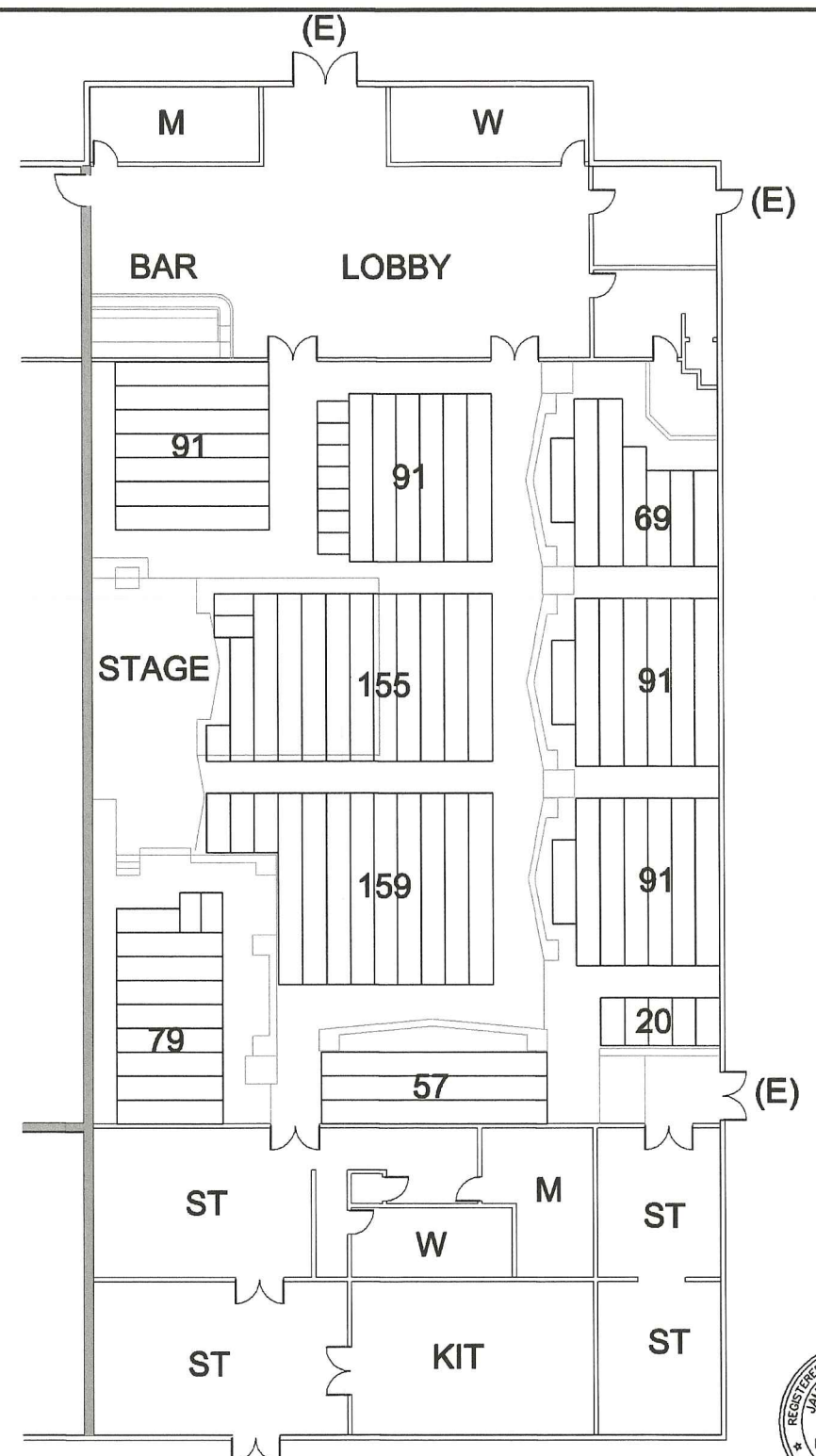
REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	C4100-P-10
DATE :	05/19/10
DRAWN:	DC
CHECKED:	JET
SCALE:	AS SHOWN

SHEET NO.
C1.0
1 OF 2 SHEETS



EXISTING



MAXIMUM SEATING CAPACITY: 902



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REDWOOD CITY, CA 94063

ROGER SHANKS
CONSULTING

DIAMOND PALACE
4100 PERALTA BLVD
FREMONT, CALIFORNIA, 94536

REVISIONS				JOB NO.	C4100-P-10
NO.	DATE	DESCRIPTION	BY	DATE :	05/19/10
				DRAWN:	DC
				CHECKED:	JET
				SCALE:	1"=20'

SHEET NO.
C2.0
2 OF 2 SHEETS